

Preliminary for Review

MINUTES

STATE BUILDING COMMISSION MEETING

EXECUTIVE SUB-COMMITTEE

APRIL 23, 2007

The State Building Commission Executive Subcommittee met this day at 10:30 a.m. in Executive Conference Room, Ground Floor, State Capitol, Nashville, Tennessee.

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS PRESENT

John Morgan, Comptroller of the Treasury
Dale Sims, State Treasurer
Riley Darnell, Secretary of State

STATE BUILDING COMMISSION SUB-COMMITTEE MEMBERS ABSENT

Dave Goetz, Commissioner, Department of Finance and Administration

OTHERS PRESENT

Mike Fitts, State Architect
Georgia Martin, State Architect's Office
Charles Garrett, Real Property Administration
Jurgen Bailey, Real Property Administration
Charles Harrison, Comptroller's Office
Jerry Preston, Tennessee Board of Regents
Diane Uhler, Tennessee Board of Regents
Dennis Raffield, THEC
Mark Wood, Secretary of State's Office
Janie Porter, Attorney General's Office
Genie Whitesell, Attorney General's Office
Annette Crutchfield, Legislative Budget
Pat Haas, Bond Finance
Amanda Hoback, Bond Finance
George Brummett, Finance and Administration
Dianne McKay, Finance and Administration
Mike Morrow, Finance and Administration
Jeff Roberts, Human Services
Tom Fusco, Human Services
Bill Bryan, Real Property Administration
John Cothorn, Middle Tennessee State University
Mitch Robinson, Austin Peay State University
John Gregory, TN Wildlife Resources Agency

Fred Hix, Mental Retardation Services
Ike Boone, Finance and Administration
Mike Baumstark, Environment and Conservation
Patrick McIntyre, TN Historical Commission
Ken Mathews Cumberland Trail
Karen Hale, Comptroller's Office

Comptroller Morgan called the meeting to order at 10:40 a.m. and requested action on the following matters as presented by State Architect Mike Fitts.

* * * * *

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following property, not to exceed the appraised value for the property being acquired, and APPROVAL to DEMOLISH IMPROVEMENTS:

Description:	<u>Montgomery County – 1.57 +/- acres improved with 5 houses and 4 apartment buildings – 550 Robb Avenue, Clarksville, TN – Trans. No. 06-05-018 (BW)</u>
Purpose:	Acquisition in Fee to provide additional housing and parking facilities. The four apartment buildings will be used for student housing and the Board requests approval to demolish five houses located on the same property.
Source of Funding:	Campus Plant Funds
Estimated Cost:	Negotiated Price - \$ 1,150,000.00
Owner(s):	Geary Eason
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for discussion.
SC Action:	04-23-07. Charles Garrett presented the transaction. He stated that the owner was asking for a 25%-increase over the appraised value of the property. Jerry Preston stated that the property was critical to the University. He said they could take their chances with a condemnation jury, but they believed their risk was probably lower to purchase with the 25% markup. Treasurer Sims asked if the owner had any relationship with the State, and Mr. Preston responded that they had no knowledge of any relationship. Treasurer Sims said he would appreciate a firmer understanding of the relationship between the seller and the State. He commented that, when they negotiate, they need to ask that any relationship be acknowledged. Mr. Preston stated that the owner wanted to do the transaction with the University, but felt he can get more money selling to a private developer. Secretary Darnell made a motion to approve. Treasurer Sims seconded the motion with a caveat that, from this point forward, whenever a price is negotiated with a seller, that a statement about no relationship conflict be noted. He further stated that the approval embodied a footnote should TBR discover any relationship, that it be reported to the members. The motion was approved with that understanding.

TENNESSEE BOARD OF REGENTS

DISCUSSION ITEM:

Updated report on the condemnation proceedings for the property adjacent to Pellissippi State Technical Community College - Trans. No. 06-01-026 (LW)

SSC Report: 04-16-07. Jerry Preston summarized the transaction and stated that the house on the property will be used for offices. Project is in the Master Plan. Purchase 5.01 +/- acres for a price of \$650,000 (approx. \$130,000 an acre). Owner will retain 4.10 acres for commercial development that fronts on Hardin Valley Road. Property owner will not transfer title to TBR until October 2007 because of tax reasons. Staff referred to Sub-Committee with recommendation.

SC Action: 04-23-07. Jerry Preston summarized the transaction. He said he felt like this was a good recommended agreement and that they should probably go forward with it. After discussion, the Subcommittee approved the agreed upon settlement.

TENNESSEE BOARD OF REGENTS

Austin Peay State University, Clarksville, Tennessee

- 1) Approved a revision in estimated project cost and funding from \$700,000.00 to \$1,050,000.00 (a \$350,000.00 increase), and acknowledgement of source of funding for **Athletic Facilities Improvements** at Austin Peay State University in Clarksville, Tennessee.

Revised Estimated Project Cost: **\$1,050,000.00**
SBC Project No. 166/003-02-2005

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Approved a request for a revision in source of funding and acknowledgment of the source of funding for **Athletics Video Display/Scoreboard** for Middle Tennessee State University in Murfreesboro, Tennessee.

Estimated Project Cost: **\$1,500,000.00**
SBC Project No. 166/009-09-2005

TENNESSEE WILDLIFE RESOURCES AGENCY

INFORMATION ITEM:

Concept presentation on the Styke's property in Greene County. Request for an appraisal.

SSC Report: 04-16-07. John Gregory summarized the transaction and stated that the appraisal to determine fair market value needs be done by May 1. Wetland funds will be used to purchase the property and is in the 2008-2009 budget plans. Jim Maddox (third party) has made a verbal agreement with TWRA that he will purchase the property at the auction for no more than fair market value and resell it to TWRA for the same cost. Staff referred to Sub-Committee with recommendation.

SC Action: 04-23-07. John Gregory summarized the transaction. Secretary Darnell asked if they were prepared to pay more than the appraised value, and Mr. Gregory responded "no". Secretary Darnell asked why they were going through a middle man. Mr. Gregory responded that their wetland funds won't be available until July, and Mr. Maddox volunteered to purchase the property at a live auction on May 12th and to sell to the State at his cost. Secretary Darnell asked what would happen if the property sells for more than the appraised value, and Mr. Gregory responded that they would bring it back to the Subcommittee. After discussion, the request was approved as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, APPROVAL to DEMOLISH the TRAILER on the PROPERTY, not to exceed the appraised value for the property being acquired:

Description:	<u>Lauderdale County – .138 +/- acres – Alex Haley State Historic Site, Henning, TN – Trans. No. 06-05-012 (FB)</u>
Purpose:	Acquisition in Fee for property that is crucial to the development of a Visitor Center and a trail to Alex Haley's church and park setting inside a residential area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Charlie and Katherine Morgan
Comment:	Parcel 17.01
SSC Report:	06/12/06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda
SC Action:	06/19/06. Subcommittee approved the transaction as presented.
New Request:	Request approval to provide relocation services to displaces.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Lauderdale County – .392 +/- acres – Alex Haley State Historic Site, Henning, TN – Trans. No. 06-05-014 (FB)</u>
Purpose:	Acquisition in Fee for property that is crucial to the development of a Visitor Center and a trail to Alex Haley's church and park setting inside a residential area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Baris Douglas
Comment:	Parcel 17.02 & 18
SSC Report:	06/12/06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda
SC Action:	06/19/06. Subcommittee approved the transaction as presented
New Request:	Request approval to provide relocation services to displaces.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Lauderdale County – .888 +/- acres – Alex Haley State Historic Site, Henning, TN – Trans. No. 06-05-015 (FB)</u>
Purpose:	Acquisition in Fee for property that is crucial to the development of a Visitor Center and a trail to Alex Haley's church and park setting inside a residential area.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	Jim & Lorene Morgan - Heirs
Comment:	Parcel 19
SSC Report:	06/12/06. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda
SC Action:	06/19/06. Subcommittee approved the transaction as presented.
New Request:	Request approval to provide relocation services to displaces.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property with WAIVER of APPRAISALS:

Description:	<u>Washington County – 0.19 +/- acres – West Main Street, Jonesborough, TN – Trans. No. 07-03-006 (FB)</u>
Purpose:	Acquisition in Fee for the City has agreed to turn over the Christopher Taylor cabin, built in 1778 to be restored and operated for interpretation.
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Gift
Owner(s):	Town of Jonesborough
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Morgan County – 64.7 +/- acres – Cumberland Trail, Wartburg, TN – Trans. No. 07-03-010 (GM)</u>
Purpose:	Acquisition in Fee/Easement to provide continuance of the Cumberland Trail.
Source of Funding:	State Land Acquisition Fund - \$194,100
Estimated Cost:	Fair Market Value
Owner(s):	Ronnie & Ruby Thomas
SSC Report:	04-16-07. Jurgan Bailey summarized the transaction. Mr. Thomas works for the State in the Department of Corrections. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property: not to exceed the appraised value for the property being acquired:

Description:	<u>Cumberland County – 3.03 +/- acres - Cumberland Trail, Crossville, TN – Trans. No. 7-03-012 (GM)</u>
Purpose:	Acquisition by Easement for the Cumberland Trail at Black Mountain
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	Fair Market Value
Owner(s):	George Kemmer
SSC Report:	04-16-07. Jorgen Bailey summarized the transaction. Easement is for a 25 year term only. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. After discussion, Treasurer Sims stated that everyone had looked at the term limit offered and determined it was the best option being currently offered to the State. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE & ADMINISTRATION for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Fayette County – Lot #3, 5 & 11 of Oak Hill Estates Subdivision – Trans. No. 07-02-025 (JB)</u>
Purpose:	Acquisition in Fee to construct a four (4) bedroom, 4,000 sf ICF / MR home
Source of Funding:	Bond SBC 346-000-05-2005
Owner(s):	Robert Conrad
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Fred Hix presented the purpose of this transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF FINANCE AND ADMINISTRATION for
MENTAL RETARDATION SERVICES

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and REQUEST OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Shelby County – 1.0 +/- acres – 5882 Polk Street, Arlington, TN – Trans. No. 07-04-004 (JB)</u>
Purpose:	Acquisition in Fee to construct a four bedroom ICF/MR home.
Source of Funding:	Bond SBC 346-000-05-2005
Owner:	Robert Conrad
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Fred Hix presented the purpose of this transaction. Staff referred to Sub-Committee with recommendation.
SC Action:	04-23-07. Charles Garrett presented the transaction. Subcommittee approved the request as presented.

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on March 26, 2007.

* * * * *

Following approval of the Consent Agenda the meeting adjourned at 11:01 a.m.

CONSENT AGENDA

Approved the following real property transactions which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: University of Tennessee – Knox County
Transaction: Lease Agreement
Provision: Waiver of Advertisement
- B. Agency: Tennessee Board of Regents – Washington County
Transaction: Disposal in Fee
- C. Agency: Tennessee Board of Regents – Montgomery County
Transaction: Acquisition in Fee
- D. Agency: Tennessee Board of Regents – Morgan County
Transaction: Acquisition in Fee
Provision: Waiver of Advertisement & Appraisal
- E. Agency: Department of Human Services – Hamilton County
Transaction: Lease Agreement
- F. Agency: Department of Human Services – Gibson County
Transaction: Lease Agreement
- G. Agency: Department of Labor & Workforce Development – Davidson County
Transaction: Request for Appraisal only
- H. Agency: Department of Transportation – Davidson County
Transaction: Disposal in Fee
- I. Agency: Tennessee Wildlife Resources Agency – Fentress County
Transaction: Acquisition by Lease
Provision: Waiver of Advertisement & Appraisals
- J. Agency: Department of Environment & Conservation – Wilson County
Transaction: Acquisition in Fee
- K. Agency: Department of Environment & Conservation – Montgomery County
Transaction: Acquisition in Fee
- L. Agency: Department of Environment & Conservation – Campbell County
Transaction: Acquisition in Fee / Easement

- M. Agency: Department of Environment & Conservation – Campbell County
Transaction: Acquisition in Fee / Easement
- N. Agency: Department of Environment & Conservation –Campbell County
Transaction: Acquisition in Fee / Easement
- O. Agency: Department of Environment & Conservation –Campbell County
Transaction: Acquisition in Fee / Easement
- P. Agency: Department of Environment & Conservation – Franklin County
Transaction: Disposal by Easement
Provision: Waiver of Advertisement & Appraisals
- Q. Agency: Department of Finance & Administration –Rutherford County
Transaction: Disposal in Fee

A.

UNIVERSITY OF TENNESSEE

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: Knox County – 4614 Asheville Highway, Knoxville, TN – Trans. No. 07-03-908

Purpose: To provide office & educational space.

Term: 10 years

Proposed Amount:	<u>4,000 Square Feet</u>		
	Annual Contract Rent Incl. Utilities &		
	Janitorial Cost:	<u>\$54,000.00</u>	<u>@ \$ 13.50/sf</u>
	Total Annual Effective Cost:	<u>\$54,000.00</u>	<u>@ \$ 13.50/sf</u>

Current Amount: None

Type: New Lease

Purchase Option: No

Lessor: Knox County

Comment: The proposed lease provides (1) Lessor is to provide a Suite containing 4,000 including tenant improvements at no additional cost to the State, (2) Lessor to provide utilities & janitorial services at no additional cost to the State, and (3) proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 04-16-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 04-23-07. Subcommittee approved the transaction as presented.

B.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of real property as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Washington County – 2.0 +/- acres – Johnson City, TN – Trans. No. 02-08-017 coal yard & Trans. No. 02-08-018 Thomasville/Mullican property (GM)</u>
Purpose:	Disposal in Fee for use proceeds of sale of ETSU coal yard to reimburse Board of Regents for the purchase price of the Thomasville/Mullican property (purchased in 2003 for \$850,000.00). ETSU auxiliary reserves were used as interim source of funds.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following property, APPROVAL to DEMOLISH the HOUSE on the PROPERTY not to exceed the appraised value for the property being acquired:

Description:	<u>Montgomery County – 247 Marion Street, Clarksville, TN – Trans. No. 07-03-017 (BW)</u>
Purpose:	Acquisition in Fee for the future Campus Expansion
Source of Funding:	Campus & Plant Funds
Estimated Cost:	\$ 75,000.00
Owner(s):	APSU Foundation
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

D.

TENNESSEE BOARD OF REGENTS

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following property, with WAIVER of ADVERTISEMENT and ONE APPRAISAL, not to exceed the appraised value for the property being acquired:

Description:	<u>Morgan County – 8.7 +/- unimproved acres – Longview Drive, Wartburg, TN – Trans. No. 07-03-018 (LW)</u>
Purpose:	Acquisition in Fee for a new site for 7,200 SF building for Roane State Community College's Higher Education Center
Source of Funding:	Donation
Owner(s):	Roane State Community College Foundation, Inc.
Comment:	The Foundation raised \$ 1.5M for construction of the new building; the land appraised for \$ 357,000.00
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

E.

DEPARTMENT OF HUMAN SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Hamilton County – 5600 Brainerd Road, Suite G-24, Chattanooga, TN – Trans. No. 07-01-900 (RS)

Purpose: To provide office space for county operation.

Term: July 1, 2008 thru June 30, 2018 (10 yrs.)

Proposed Amount: 11,885 Square Feet
Annual Contract Rent Incl. Utilities
Cost: \$112,907.50 @\$ 9.50/sf
Est. Annual Janitorial Cost plus trash
pick up: \$ 13,505.50 @\$ 1.14/sf
Total Annual Effective Cost: \$126,413.00 @\$10.64/sf

Current Amount: None

Type: New Lease – Advertisement. Lowest of twelve (12) conforming proposals from four (4) proposers. Received six (6) non-conforming proposals from two (2) proposers.

FRF Rate: \$16.00 per square feet

Purchase Option: No

Lessor: Eastgate Town Center, LLC

Comment: The proposed lease provides (1) Lessor shall renovate an 11,885 rsf facility including tenant improvements at no additional cost to the State, (2) proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180-day thereafter and (3) Lessor to provide utilities.

SSC Report: 04-16-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 04-23-07. Subcommittee approved the transaction as presented.

F.

DEPARTMENT OF HUMAN SERVICES

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: Gibson County – 2209 Highway 45, Trenton, TN – Trans. No. 04-03-906 (AL)

Purpose: To provide office space for county operation

Term: April 1, 2008 thru March 31, 2018 (10 yrs.)

Proposed Amount:	<u>8,700 Square Feet</u>		
	Annual Contract Rent:	\$ 71,400.00	@ \$ 8.21/sf
	Est. Annual Utility Cost:	\$ 12,180.00	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 9,570.00</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$ 93,150.00	@ \$10.71/sf

Current Amount:	<u>8,996 Square Feet</u>		
	Annual Contract Rent:	\$ 31,486.00	@ \$ 3.50/sf
	Est. Annual Utility Cost:	\$ 12,594.40	@ \$ 1.40/sf
	Est. Annual Janitorial Cost:	<u>\$ 9,895.60</u>	<u>@ \$ 1.10/sf</u>
	Total Annual Effective Cost:	\$ 53,976.00	@ \$ 6.00/sf

Type: New Lease – advertisement. Received seven (7) proposals from four (4) proposers, two (2) were non-conforming. This is the third (3rd) lowest proposal.

FRF Rate: \$12.50 per square feet

Purchase Option: Yes – 1st thru 10th year

Lessor: Danny & Dinah Corley

Comment: The proposed lease provides (1) Lessor shall construct a new facility including tenant improvements at no additional cost to the State, and (2) proposed lease has no cancellation for the first five (5) years except for cause and/or lack of funding and 180-day thereafter.

SSC Report: 04-16-07. Bob King summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 04-23-07. Subcommittee approved the transaction as presented.

G.

DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENT

LAND ITEM

Review of a request for APPROVAL to OBTAIN APPRAISALS ONLY, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<u>Davidson County – 16.2 +/- acres with 236,715 rsf building – 230 Athens Way, Nashville, TN – Trans. No. 07-04-002 (PS)</u>
Purpose:	Request APPRAISAL ONLY.
Source of Funding:	Facilities Revolving Fund - \$29,535.000.
Owner(s):	S & F Development, LLC
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112:

Description:	<u>Davidson County – 0.67 +/- acres – Vietnam Veterans Blvd., Nashville, TN – Trans. No.07-03-019 (BW)</u>
Purpose:	Disposal in Fee for assemblage of property for Wal-Mart
Original Cost to State:	\$91,975.00
Date of Original Conveyance:	November 25, 1986
Grantor unto State:	Elsie T. Spears
Estimated Sale Price:	\$215,000.00
Grantee:	Southeast Ventures for Wal-Mart
Comment:	This property was originally purchased by TDOT for assemblage when constructing Vietnam Veterans Blvd.
SSC Report:	04-16-07. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, SURVEYS and EXERCISE OPTIONS to ACQUIRE or ACCEPT as GIFTS, required interest in the following real property with WAIVER of APPRAISALS and ADVERTISEMENT:

Description:	<u>Fentress County – 4,193.33 +/- acres – Alpine Mtn./Skinner Mtn., Skinner Mountain City, TN – Trans. No. 07-03-015 (RJ)</u>
Purpose:	Acquisition by Lease is to lease land upon which to establish and operate facilities and areas for the protection, propagation, and harvesting of wildlife.
Source of Funding:	TWRA
Estimated Cost:	\$2.00 per acre not to exceed \$8,387.00
Owner(s):	The Nature Conservancy
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Wilson County – 77.0 +/- acres – Highway 231, Lebanon, TN – Trans. No. 07-03-005 (FB)</u>
Purpose:	Acquisition in Fee to provide additional protection from development and access to Highway 231
Source of Funding:	State Land Acquisition Fund
Estimated Cost:	\$ 400,000.00
Owner(s):	Jenelle Drennan
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

K.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description: Montgomery County – 5.0 +/- acres - Port Royal Road Port Royal, TN – Trans. No. 07-03-007 (FB)

Purpose: Acquisition in Fee for this tract is critical to proper management of Port Royal State Park, bordered on two sides by the park.

Source of Funding: State Land Acquisition Fund

Estimated Cost: \$ 45,000.00

Owner(s): Elsie Waynes

SSC Report: 04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

SC Action: 04-23-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Campbell County – 10.5 +/- acres – 200 ft. wide corridor of the Cumberland Trail & 0.45 mile of the Cumberland Mtn., LaFollette, TN – Trans. No. 07-03-008 (GM)</u>
Purpose:	Acquisition in Fee/Easement to provide continuance of the Cumberland Trail & along the Cumberland Mtn.
Source of Funding:	TEA-21 Viewshed - \$6,800 State Land Acquisition Fund - \$1,700
Estimated Cost:	Fair Market Value
Owner(s):	Paul Baxter
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

M.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Campbell County – 7.0 +/- acres – 200 ft. wide corridor of the Cumberland Trail & 0.26 mile of the Cumberland Mtn., LaFollette, TN – Trans. No. 07-03-009 (GM)</u>
Purpose:	Acquisition in Fee/Easement to provide continuance of the Cumberland Trail & along the Cumberland Mtn.
Source of Funding:	TEA-21 Viewshed - \$3,400 State Land Acquisition Fund - \$850
Estimated Cost:	Fair Market Value
Owner(s):	Billy Spangler, et ux.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Campbell County – 3.5 +/- acres – 200 ft. wide corridor of the Cumberland Trail & 0.13 mile of the Cumberland Mtn., LaFollette, TN – Trans. No. 07-03-011 (GM)</u>
Purpose:	Acquisition in Fee/Easement to provide continuance of the Cumberland Trail & along the Cumberland Mtn.
Source of Funding:	TEA-21 Viewshed - \$2,380 State Land Acquisition Fund - \$595
Estimated Cost:	Fair Market Value
Owner(s):	Ben Baird, et ux.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property not to exceed the appraised value for the property being acquired:

Description:	<u>Campbell County – 5.5 +/- acres – 200 ft. wide corridor of the Cumberland Trail & 0.21 mile of the Cumberland Mtn., LaFollette, TN – Trans. No. 07-03-013 (GM)</u>
Purpose:	Acquisition in Fee/Easement to provide continuance of the Cumberland Trail & along the Cumberland Mtn.
Source of Funding:	TEA-21 Viewshed - \$3,740 State Land Acquisition Fund - \$935
Estimated Cost:	Fair Market Value
Owner(s):	Zola Gipson, et ux.
SSC Report:	04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.
SC Action:	04-23-07. Subcommittee approved the transaction as presented.

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT and WAIVER of ADVERTISEMENT & APPRAISALS, of interest in real property as required by TCA 4-15-102 and 12-2-112

Description: Franklin County – 0.01 +/- acres located at Devil's Step Campground, Winchester, TN – Trans. No. 07-03-014 (RJ)

Purpose: Disposal by Easement will provide for a new meter base and wiring that will enable the park to separate several campsite's electrical service from the current breaker box and meter box to help solve problems of overload of that service during periods of heavy demand.

Estimated Sale
Price:

Grant

Grantee:

Duck River Utilities

SSC Report:

04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action:

04-23-07. Subcommittee approved the transaction as presented.

Q.

DEPARTMENT OF FINANCE AND ADMINISTRATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112.

Description: Rutherford County – 6.99 +/- acres, Johnson Lowe Road, Christiana, TN – Trans. No. 07-01-003 (BW)

Purpose: Disposal in Fee of excess land

Original Cost
To State: None, State acquired it through tax liens

Date of Original
Conveyance: March 24, 1944

Grantor Unto State: Unknown, this was part of hundreds of acres

Estimated Sale
Price: Pending Bids

Grantee: Based on Bids

Comment: Letters were sent to all State Agencies and there was no response.

SSC Report: 04-16-07. Jurgen Bailey summarized the transaction. Staff referred to Sub-Committee for consent agenda.

SC Action: 04-23-07. Subcommittee approved the transaction as presented.

Approved by: _____

M.D. Goetz, Jr., Commissioner
Department of Finance and Administration